

TALLYN'S REACH FILING No. 14

SITE PLAN

INDEX:

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- 2) NOTES
- 3-5) DETAILS & LOT MATRIX
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DEDICATION AND PARCEL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE WEST HALF OF SECTION 29, TOGETHER WITH TRACT N, TALLYN'S REACH SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. A9182128 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SITUATED IN THE WEST HALF OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH 44°26'22" EAST, A DISTANCE OF 631.26 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SMOKY HILL ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SMOKY HILL ROAD THE FOLLOWING FIVE (5) COURSES:

1. THENCE SOUTH 75°01'29" EAST A DISTANCE OF 452.61 FEET TO A POINT ON A CURVE;
2. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°30'20", A RADIUS OF 1120.00 FEET, AND AN ARC LENGTH OF 342.19 FEET, THE CHORD OF WHICH BEARS SOUTH 66°13'47" EAST, TO A POINT ON A CURVE;
3. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°07'10", A RADIUS OF 573.00 FEET, AND AN ARC LENGTH OF 281.22 FEET, THE CHORD OF WHICH BEARS SOUTH 43°22'05" EAST, TO A POINT ON A CURVE;
4. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°17'27", A RADIUS OF 3205.96 FEET, AND AN ARC LENGTH OF 240.10 FEET, THE CHORD OF WHICH BEARS SOUTH 27°15'37" EAST;
5. THENCE SOUTH 25°04'11" EAST, A DISTANCE OF 1536.58 FEET TO A POINT OF CURVATURE ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST ARAPAHOE ROAD RECORDED AT RECEPTION NO. B2163288 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST ARAPAHOE ROAD THE FOLLOWING FOUR (4) COURSES:

1. THENCE ALONG THE ARC OF CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.27 FEET;
2. THENCE SOUTH 64°55'49" WEST, A DISTANCE OF 560.40 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32°11'27", A RADIUS OF 883.00 FEET AND AN ARC LENGTH OF 496.10 FEET TO A POINT OF COMPOUND CURVATURE;
4. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°19'17", A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 32.58 FEET TO A POINT ON THE BOUNDARY OF TALLYN'S REACH SUBDIVISION FILING NO. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION NO B0050119 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID BOUNDARY OF TALLYN'S REACH SUBDIVISION FILING NO. 3 THE FOLLOWING SEVENTEEN (17) COURSES:

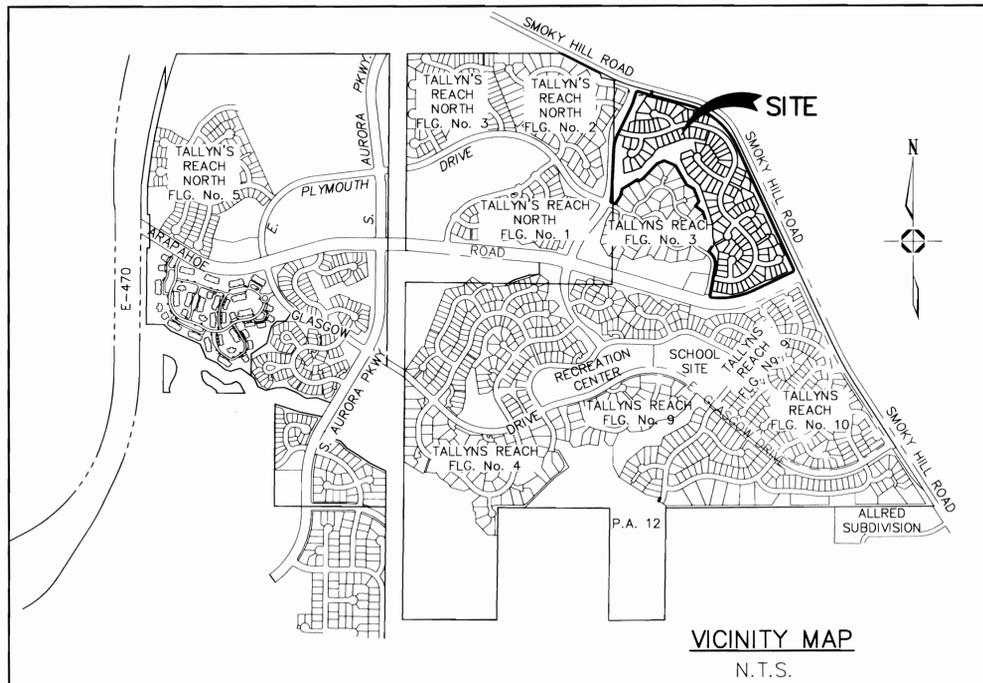
1. THENCE NORTH 10°26'33" EAST, A DISTANCE OF 333.56 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 66°12'41", A RADIUS OF 180.00 FEET AND AN ARC LENGTH OF 208.01 FEET;
3. THENCE NORTH 33°09'53" EAST, A DISTANCE OF 101.42 FEET;
4. THENCE NORTH 18°03'07" WEST, A DISTANCE OF 405.48 FEET;
5. THENCE NORTH 53°26'55" WEST, A DISTANCE OF 106.83 FEET;
6. THENCE NORTH 38°16'43" EAST, A DISTANCE OF 66.93 FEET;
7. THENCE NORTH 21°43'37" WEST, A DISTANCE OF 159.64 FEET;
8. THENCE NORTH 60°54'58" WEST, A DISTANCE OF 98.17 FEET;
9. THENCE NORTH 30°06'44" WEST, A DISTANCE OF 262.35 FEET;
10. THENCE NORTH 66°47'33" WEST, A DISTANCE OF 143.36 FEET;
11. THENCE SOUTH 66°46'48" WEST, A DISTANCE OF 91.72 FEET;
12. THENCE SOUTH 43°45'05" WEST, A DISTANCE OF 245.95 FEET;
13. THENCE SOUTH 62°30'58" WEST, A DISTANCE OF 60.04 FEET;
14. THENCE NORTH 24°54'01" WEST, A DISTANCE OF 21.38 FEET;
15. THENCE SOUTH 58°35'15" WEST, A DISTANCE OF 212.39 FEET;
16. THENCE SOUTH 12°53'22" WEST, A DISTANCE OF 78.44 FEET;
17. THENCE SOUTH 32°53'37" WEST, A DISTANCE OF 115.72 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT N, TALLYN'S REACH SUBDIVISION FILING NO. 1;

THENCE ALONG THE BOUNDARY OF SAID TRACT N THE FOLLOWING TEN (10) COURSES:

1. THENCE NORTH 67°11'58" WEST, A DISTANCE OF 45.25 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 80°51'42", A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 28.23 FEET TO A POINT OF REVERSE CURVATURE;
3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°11'40", A RADIUS OF 447.25 FEET AND AN ARC LENGTH OF 87.38 FEET;
4. THENCE NORTH 02°28'04" EAST, A DISTANCE OF 509.78 FEET;
5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23°52'39", A RADIUS OF 401.25 FEET AND AN ARC LENGTH OF 167.22 FEET;
6. THENCE NORTH 26°20'43" EAST, A DISTANCE OF 351.55 FEET TO A POINT OF CURVATURE;
7. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°31'54", A RADIUS OF 768.00 FEET AND AN ARC LENGTH OF 141.17 FEET;
8. THENCE NORTH 15°48'49" EAST, A DISTANCE OF 57.02 FEET TO A POINT OF CURVATURE;
9. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°09'42", A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 38.90 FEET;
10. THENCE SOUTH 75°01'29" EAST, A DISTANCE OF 154.97 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT N AND A POINT ON THE BOUNDARY OF SAID TALLYN'S REACH SUBDIVISION FILING NO. 1;

THENCE NORTH 14°58'31" EAST, ALONG SAID BOUNDARY OF TALLYN'S REACH SUBDIVISION FILING NO. 1 A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,365,571 SQUARE FEET, OR 54.31 ACRES, MORE OR LESS.



CITY OF AURORA APPROVALS:

CITY ATTORNEY: Sol Ryan DATE: 10-28-05
 PLANNING DIRECTOR: Robert Watter DATE: 10/28/05
 PLANNING COMMISSION: H DATE: 6/8/05
 CITY COUNCIL: NA DATE: NA
 ATTEST: NA DATE: NA
 CITY CLERK

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COUNTY, COLORADO AT _____ O'CLOCK _____ M.
 THIS _____ DAY OF _____, AD _____.
 CLERK AND RECORDER: _____
 DEPUTY: _____

SITE DATA:

ZONING CLASSIFICATION: S.F.D.
 PROPOSED USES: SINGLE FAMILY DETACHED @ 2.38 DU/AC
 MAXIMUM HEIGHT OF BUILDINGS: 35 FEET
 LAND AREA WITHIN PROPERTY LINE: 54.31 ACRES
 NUMBER OF UNITS PROPOSED: 129

MORTGAGE HOLDER:

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

Chong Stein
 KEYBANK NATIONAL ASSOCIATION

OWNERS CERTIFICATE:

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF CARMA (COLORADO), INC., A NEVADA CORPORATION

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 14th

DAY OF OCTOBER AD 2005

BY: Carole Dodero

ATTEST: Carole Dodero

NOTARIAL:

STATE OF COLORADO) SS
 COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF OCTOBER 14 AD 2005 BY THOMAS P. MORTON

WITNESS MY HAND AND OFFICIAL SEAL

Carole Dodero
 NOTARY PUBLIC

MY COMMISSION EXPIRES 4/30/06 ADDRESS: 910 E. NICHOLS AVE #180
ENGLEWOOD CO 80112

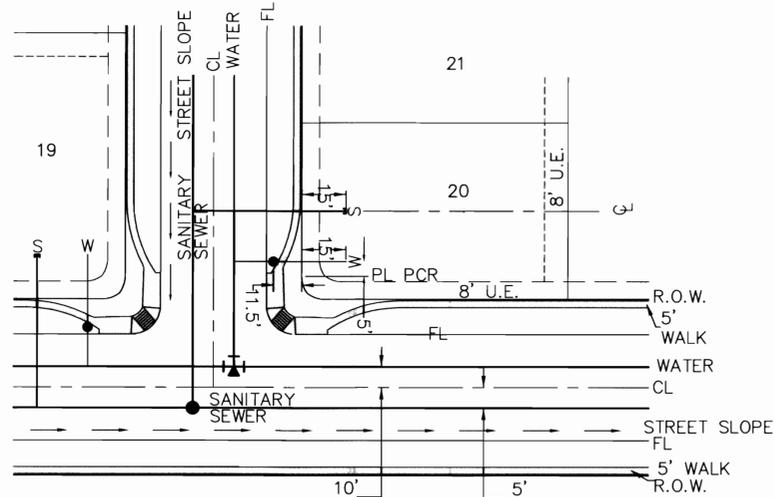
DEVELOPER

CARMA (COLORADO), INC.
 TOM MORTON
 HIGHLAND PLACE II
 9110 E. NICHOLS AVE., NO. 180
 ENGLEWOOD, CO 80111
 TEL: 303-706-9451
 FAX: 303-706-9453

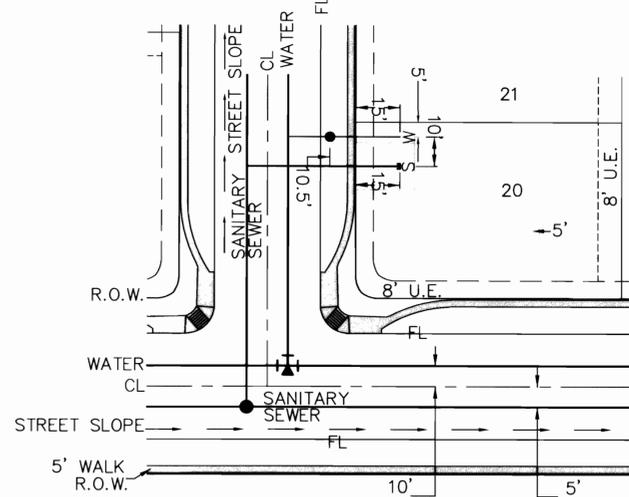
ENGINEER

Carroll & Lange
 Professional Engineers & Land Surveyors
 165 South Union Blvd., Suite 156
 Lakewood, Colorado 80228
 (303) 980-0200

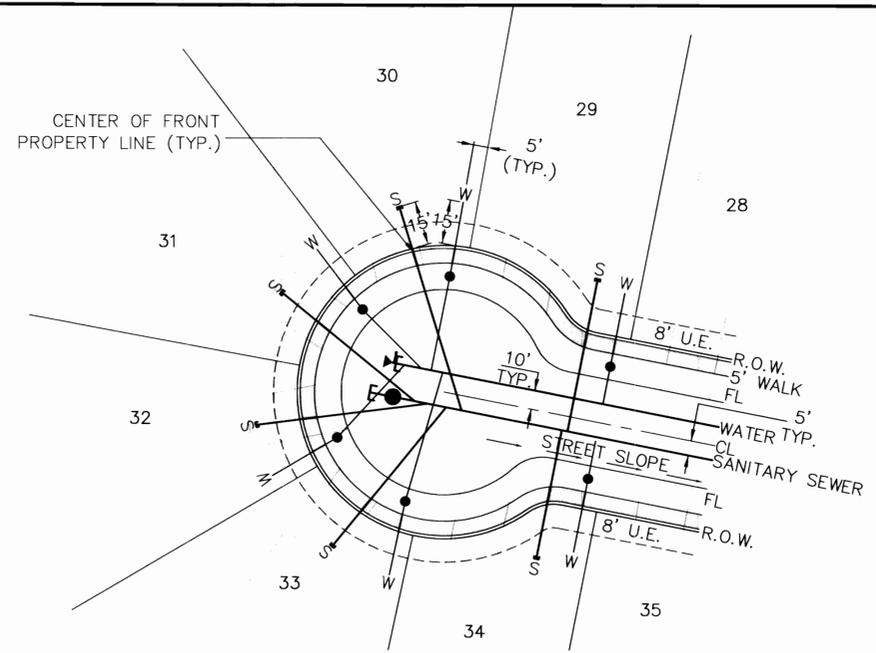
AMENDMENTS	
1	Minor Amndmnt - 2/28/2006 - 2005-4006-01 Meritage model 4510 (see paper files)
2	Minor Amndmnt - 2/28/2006 - 2005-4006-02 Meritage model 4520 (see paper files)
3	Minor Amndmnt - 2/28/2006 - 2005-4006-03 Meritage model 4530 (see paper files)
4	Minor Amndmnt - 2/28/2006 - 2005-4006-04 Meritage model 4540 (see paper files)
5	Minor Amndmnt - 2/28/2006 - 2005-4006-05 Meritage model 4550 (see paper files)
6	Minor Amndmnt - 2/28/2006 - 2005-4006-06 Meritage model 5010 (see paper files)
7	Minor Amndmnt - 2/28/2006 - 2005-4006-07 Meritage model 5020 (see paper files)
8	Minor Amndmnt - 2/28/2006 - 2005-4006-08 Meritage model 5030 (see paper files)
9	Minor Amndmnt - 2/28/2006 - 2005-4006-09 Meritage model 5040 (see paper files)
10	MASONRY WALL ALONG SMOKY HILL 7-10-2006 2005-4006-10
11	Minor Amndmnt-9/16/24-2005-4006-24 MONUMENT SIGN



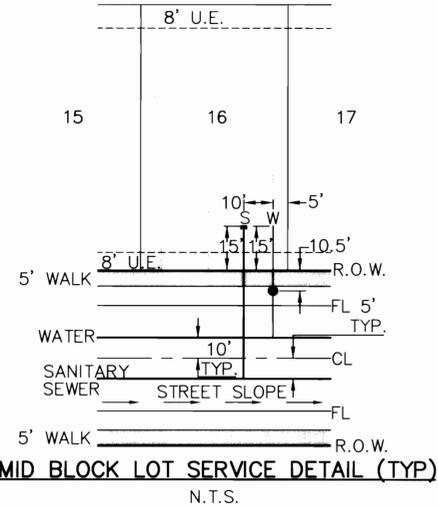
CORNER LOT SERVICE DETAIL (TYP)
STREET GRADED TO INTERSECTION
N.T.S.



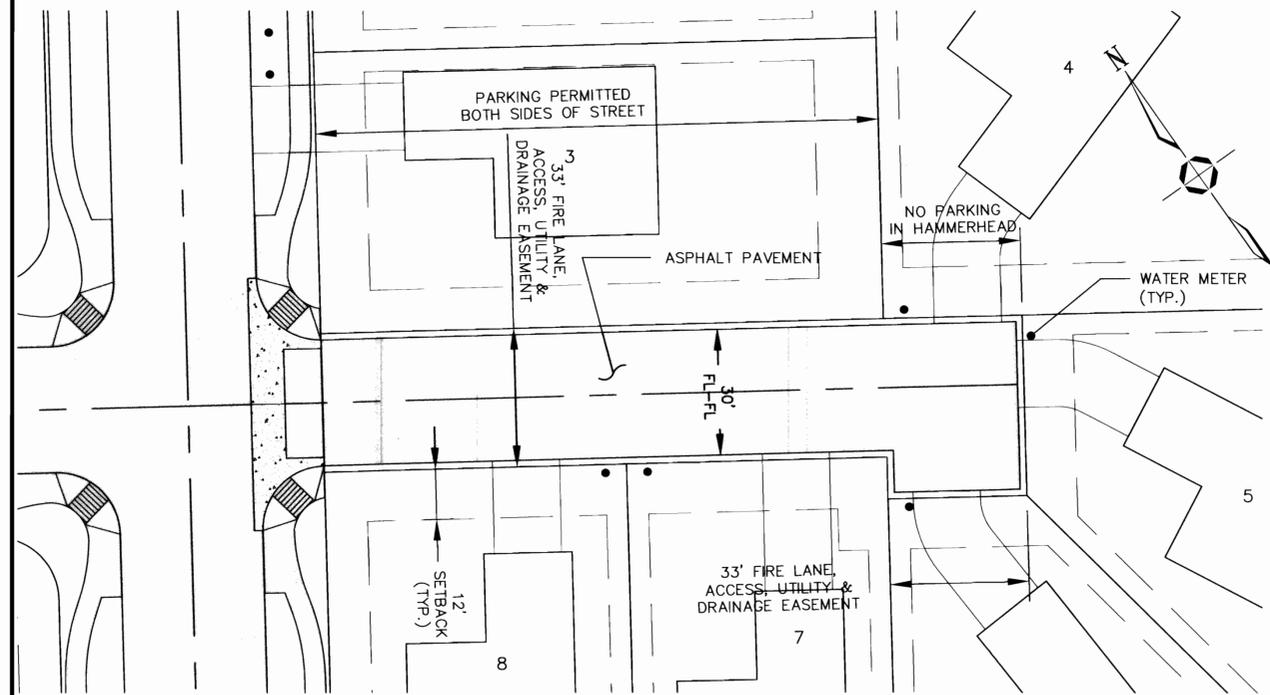
CORNER LOT SERVICE DETAIL (TYP)
STREET GRADED AWAY FROM INTERSECTION
N.T.S.



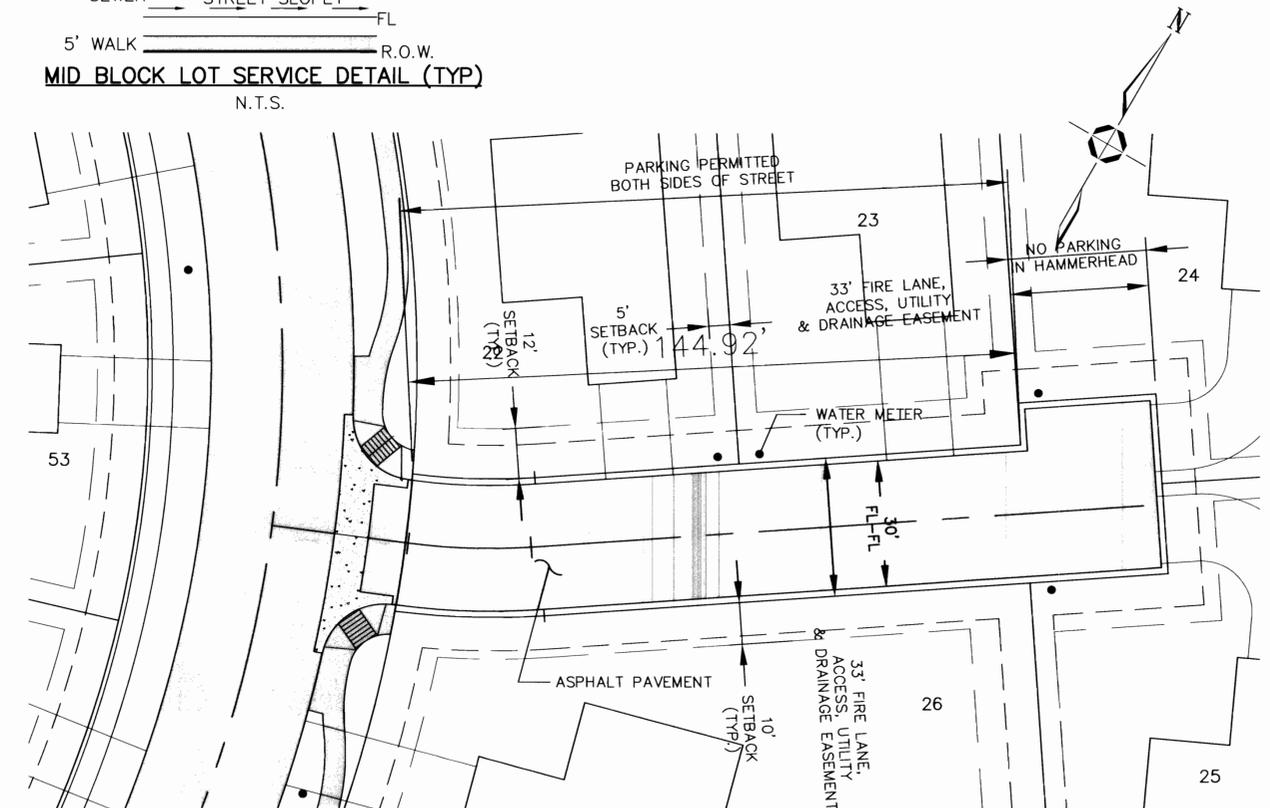
CUL-DE-SAC LOT SERVICE DETAIL (TYP)
N.T.S.



MID BLOCK LOT SERVICE DETAIL (TYP)
N.T.S.



TRACT C DETAIL
SCALE: 1"=20'



TRACT D DETAIL
SCALE: 1"=20'

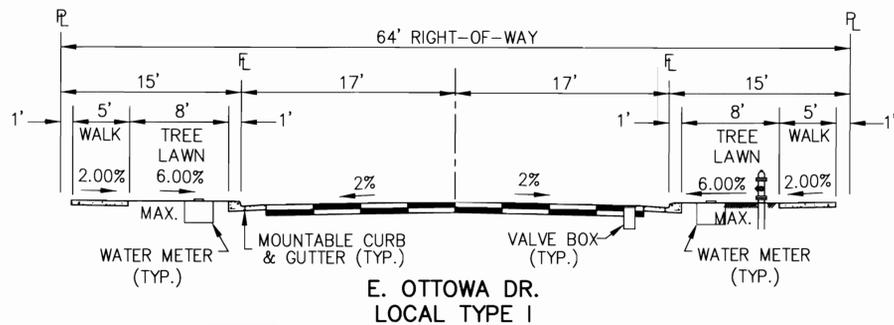
No.	Revisions	Date	By	Chk
2	REVISION PER COA COMMENTS	7-15-05	RBC	
1	REVISED PER COA COMMENTS	04-21-05	RBC	

SEE MASTER REVISION/TRACKING TABULATION
Designed By: _____
Checked By: _____

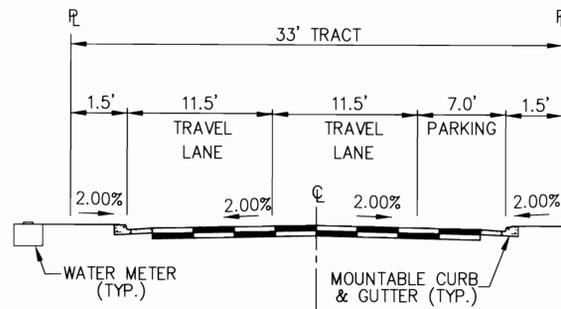
Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
TEL: (303) 989-0700
FAX: (303) 989-0700
WWW.CARROLL-LANGE.COM

TALLYN'S REACH
FILING No. 14
SITE PLAN
LOT DETAILS

Project: Title:
Scale: N.T.S.
Date: DECEMBER, 2004
Job No. 3184
File No. SP03
Sheet 3 of 27

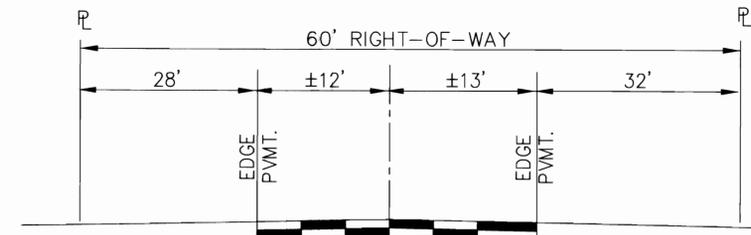


N.T.S.



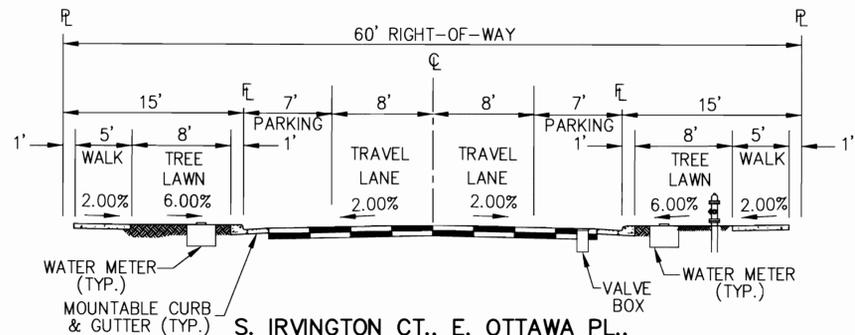
E. OTTAWA DRIVE MOTOR COURT

N.T.S.



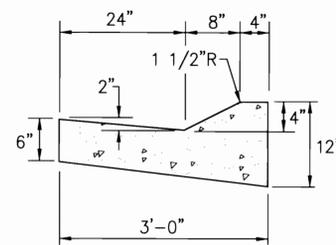
EXISTING SMOKY HILL ROAD TYPICAL ROADWAY SECTION ALTERNATIVE TWO-LANE COLLECTOR (FUTURE ARTERIAL)

N.T.S.



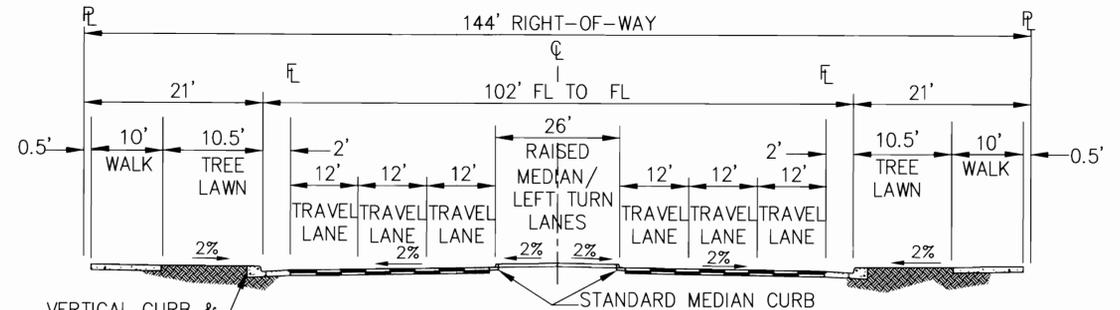
S. IRVINGTON CT., E. OTTAWA PL., E. COSTILLA PL., S. KEWAUNEE CT., E. QUARTO PL. & S. JAMESTOWN CT. TYPICAL ROADWAY SECTION LOCAL TYPE 2

N.T.S.



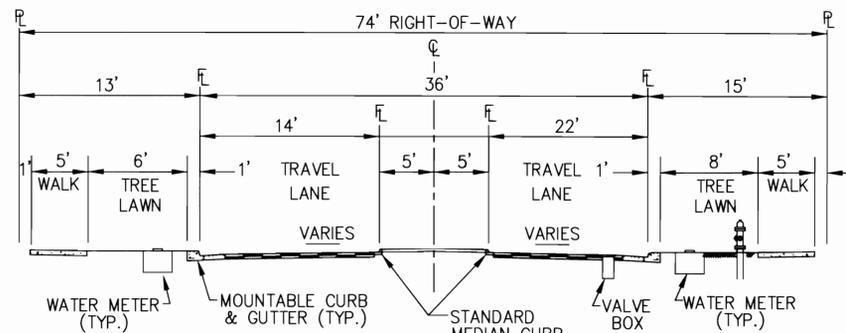
MOUNTABLE CURB & GUTTER (CATCH)

AURORA STD. S7.1 N.T.S.



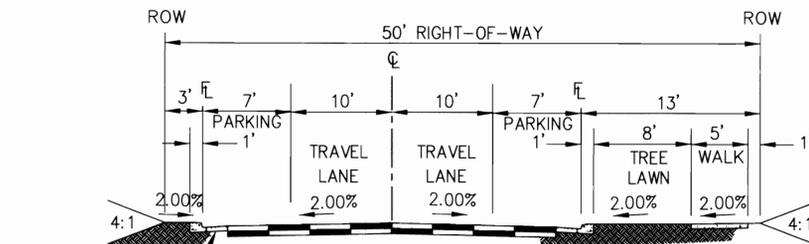
EAST ARAPAHOE ROAD AND SMOKY HILL ROAD (AT ULTIMATE BUILDOUT) ROADWAY SECTION SIX LANE ARTERIAL

N.T.S.



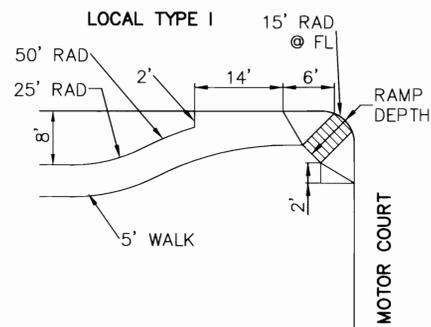
E. OTTAWA DRIVE SECTION @ NORTH ENTRANCE STA: 10+63.60 TO STA. 11+03.60 LOCAL TYPE I WITH RAISED MEDIAN

N.T.S.



EAST DAVIES ROAD MODIFIED LOCAL TYPE II B

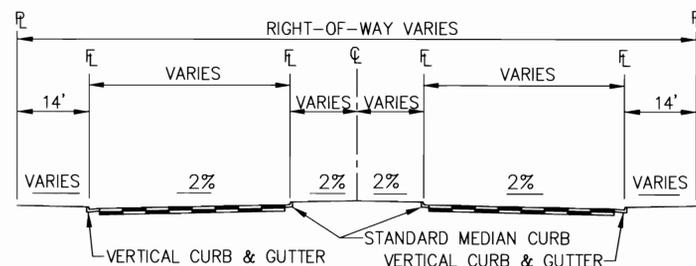
N.T.S.



NOTE:
RAMP DEPTH SHALL BE BASED ON THE WIDTH OF THE WIDEST SIDEWALK COMING INTO THE CORNER. FIVE FOOT WALKS SHALL HAVE A MINIMUM RAMP DEPTH OF 6'.

LAYOUT OF DETACHED SIDEWALKS TO RAMPS AT MOTOR COURT CORNERS

N.T.S.



TALLYN'S REACH PARKWAY TYPICAL ROADWAY SECTION ARTERIAL

N.T.S.

No.	Revisions	Date	By	Chk
1	REVISION PER COA COMMENTS	04-21-05	RBC	
2	REVISION PER COA COMMENTS	7-15-05	RBC	

SEE MASTER REVISION/TRACKING TABULATION

Carroll & Lange
Professional Engineers & Land Surveyors
1100 North Bluff Drive, Suite 156
Lakewood, Colorado 80226
(303) 980-0200



TALLYN'S REACH FILING No. 14
SITE PLAN SECTION DETAILS

Project: Title:
Scale: AS SHOWN
Date: DECEMBER, 2004
Job No. 3184
File No. 3184-SP05
Sheet 4 of 27

BLOCK NO.	LOT NO.	AREA (sq. ft.)	FRONTAGE (ft.)	LOT WIDTH (ft.)	LOT DEPTH (ft.)	AREA (acres)	REQUIRED MINIMUM MASONRY %			
							FRONT	LEFT	RIGHT	REAR
1	1	8,167	70	64	109	0.19	20	20	0	20
1	2	8,829	66	60	142	0.20	20	0	0	0
1	3	8,746	63	58	150	0.20	20	0	0	0
1	4	8,796	64	58	151	0.20	20	0	0	0
1	5	8,657	64	59	144	0.20	20	0	0	0
1	6	8,826	64	59	151	0.20	20	0	0	20
1	7	13,457	119	102	151	0.31	20	0	20	20
1	8	14,873	84	81	167	0.34	20	0	0	20
1	9	15,168	51	105	153	0.35	20	0	0	20
1	10	16,326	51	99	136	0.37	20	0	0	20
1	11	8,748	65	61	136	0.20	20	0	0	20
1	12	9,698	59	65	148	0.22	20	0	0	20
1	13	13,152	63	86	148	0.30	20	0	0	20
1	14	14,829	57	83	169	0.34	20	0	0	20
1	15	10,647	73	91	118	0.24	20	0	20	0
1	16	8,717	56	64	120	0.20	20	0	0	20
1	17	8,458	56	63	129	0.19	20	0	0	20
1	18	8,011	56	63	127	0.18	20	0	0	20
1	19	7,050	56	60	111	0.16	20	0	0	20
1	20	6,021	58	58	97	0.14	20	0	20	20

BLOCK NO.	LOT NO.	AREA (sq. ft.)	FRONTAGE (ft.)	LOT WIDTH (ft.)	LOT DEPTH (ft.)	AREA (acres)	REQUIRED MINIMUM MASONRY %			
							FRONT	LEFT	RIGHT	REAR
2	1	11,023	78	84	124	0.25	20	0	40	40
2	2	11,065	86	87	134	0.25	20	20	0	20
2	3	15,296	46	90	160	0.35	20	0	40	40
2	4	12,032	51	85	150	0.28	20	0	0	40
2	5	10,148	64	75	125	0.23	20	0	0	40
2	6	11,196	68	84	125	0.26	20	0	0	40
2	7	14,026	110	90	150	0.32	20	0	0	40
2	8	14,306	141	91	132	0.33	20	0	0	40
2	9	9,398	73	73	125	0.22	20	0	0	40
2	10	8,603	66	69	125	0.20	20	0	0	40
2	11	8,192	65	65	125	0.19	20	0	0	40
2	12	8,348	65	65	127	0.19	20	0	0	40
2	13	8,055	68	62	130	0.18	20	0	0	40
2	14	9,049	78	68	130	0.20	20	0	0	40
2	15	9,156	82	68	130	0.21	20	0	0	40
2	16	7,745	64	60	126	0.18	20	0	0	40
2	17	7,385	60	60	120	0.17	20	40	0	40
2	18	9,503	73	59	155	0.22	20	0	40	0
2	19	9,637	73	59	155	0.22	20	0	0	0
2	20	10,081	73	58	171	0.23	20	0	0	0

BLOCK NO.	LOT NO.	AREA (sq. ft.)	FRONTAGE (ft.)	LOT WIDTH (ft.)	LOT DEPTH (ft.)	AREA (acres)	REQUIRED MINIMUM MASONRY %			
							FRONT	LEFT	RIGHT	REAR
2	21	10,075	70	57	175	0.23	20	0	0	0
2	22	9,561	59	56	169	0.22	20	0	0	0
2	23	10,409	96	63	158	0.24	20	0	0	0
2	24	10,327	93	63	158	0.24	20	0	0	0
2	25	7,696	62	62	125	0.18	20	0	20	0
2	26	7,209	62	58	123	0.17	20	0	0	0
2	27	7,090	64	59	117	0.16	20	0	0	0
2	28	8,867	64	58	147	0.20	20	0	0	0
2	29	9,501	64	57	162	0.22	20	0	0	0
2	30	9,546	69	57	158	0.22	20	0	0	0
2	31	9,540	56	65	130	0.22	20	0	0	0
2	32	9,964	47	83	112	0.23	20	40	0	40
2	33	10,937	47	70	152	0.25	20	0	40	40
2	34	12,074	58	86	147	0.28	20	0	0	40
2	35	11,854	75	75	147	0.27	20	0	0	40
2	36	13,789	77	85	161	0.32	20	0	0	40
2	37	13,635	77	84	161	0.31	20	0	0	40
2	38	16,217	77	86	164	0.37	20	0	0	40
2	39	12,038	61	68	170	0.28	20	0	0	0
2	40	10,980	67	67	162	0.25	20	20	0	0
2	41	14,300	68	89	145	0.33	20	0	0	40
2	42	10,742	68	82	124	0.25	20	0	0	40
2	43	9,812	68	80	124	0.23	20	0	0	40
2	44	11,461	68	84	126	0.26	20	0	0	40
2	45	11,503	74	81	142	0.26	20	0	20	0
2	46	14,300	80	88	150	0.33	20	0	0	40
2	47	14,670	63	116	123	0.34	20	40	0	40
2	48	13,522	53	89	132	0.31	20	0	40	40
2	49	12,581	48	66	170	0.29	20	0	0	0
2	50	11,871	114	109	114	0.27	20	0	20	20
2	51	6,806	55	55	123	0.16	20	0	0	0
2	52	7,334	65	60	122	0.17	20	0	0	0
2	53	8,075	84	69	110	0.19	20	0	0	0
2	54	8,114	84	69	110	0.19	20	0	0	0
2	55	8,965	84	67	123	0.21	20	0	0	0
2	56	9,536	84	63	146	0.22	20	0	0	0
2	57	9,963	84	62	157	0.23	20	0	0	20
2	58	11,462	110	73	154	0.26	20	20	0	20
2	59	8,938	77	74	128	0.21	20	0	0	0
2	60	10,069	61	68	128	0.23	20	0	0	0
2	61	9,895	62	79	115	0.23	20	0	0	40
2	62	8,074	68	69	115	0.19	20	0	0	40
2	63	8,275	71	65	121	0.19	20	0	0	40
2	64	9,557	69	69	139	0.22	20	20	0	40

BLOCK NO.	LOT NO.	AREA (sq. ft.)	FRONTAGE (ft.)	LOT WIDTH (ft.)	LOT DEPTH (ft.)	AREA (acres)	REQUIRED MINIMUM MASONRY %			
							FRONT	LEFT	RIGHT	REAR
3	1	7,479	60	60	117	0.17	20	20	0	20
3	2	8,303	62	62	134	0.19	20	0	0	0
3	3	8,972	67	67	134	0.21	20	0	20	0
3	4	13,009	122	104	131	0.30	20	0	20	20
3	5	13,519	55	100	122	0.31	20	20	0	0
3	6	13,041	45	99	122	0.30	20	0	0	0
3	7	7,440	72	62	120	0.17	20	0	0	0
3	8	8,626	72	72	120	0.20	20	0	20	0
3	9	10,661	117	83	120	0.24	20	0	0	0
3	10	9,949	105	78	120	0.23	20	0	0	0
3	11	8,298	60	69	121	0.19	20	20	0	0
3	12	7,479	54	61	121	0.17	20	0	0	0
3	13	7,114	54	59	121	0.16	20	0	0	0
3	14	6,595	53	55	121	0.15	20	0	0	0
3	15	7,207	44	55	122	0.17	20	0	0	0
3	16	8,696	35	55	157	0.20	20	0	20	0
3	17	9,989	40	84	135	0.23	20	20	0	0
3	18	9,438	64	68	135	0.22	20	0	0	0
3	19	9,667	71	77	137	0.22	20	20	0	20
3	20	7,726	63	62	120	0.18	20	0	0	0
3	21	6,936	61	60	111	0.16	20	0	0	0
3	22	9,101	76	74	120	0.21	20	20	0	0
3	23	8,239	77	67	120	0.19	20	0	0	0
3	24	12,117	79	90	120	0.28	20	0	20	0
3	25	9,721	79	76	120	0.22	20	20	0	0
3	26	13,721	57	85	152	0.31	20	20	0	0
3	27	8,145	61	69	119	0.19	20	0	0	0
3	28	9,685	66	82	125	0.22	20	0	20	0
3	29	11,890	117	86	111	0.27	20	0	0	0
3	30	11,309	80	82	111	0.26	20	0	20	0
3	31	7,692	49	63	126	0.18	20	20	0	20
3	32	7,443	57	57	126	0.17	20	0	0	20
3	33	8,512	57	60	135	0.20	20	0	0	20
3	34	10,514	53	69	147	0.24	20	0	0	20
3	35	11,385	74	92	126	0.26	20	20	0	0
3	36	10,647	54	64	154	0.24	20	0	0	20
3	37	8,953	54	64	131	0.21	20	0	0	20
3	38	7,742	54	62	121	0.18	20	0	0	20
3	39	7,408	54	61	121	0.17	20	0	0	20
3	40	7,566	54	62	122	0.17	20	0	0	20
3	41	7,758	54	62	122	0.18	20	0	0	20
3	42	7,820	54	62	122	0.18	20	0	0	20
3	43	7,026	54	58	120	0.16	20	0	0	20
3	44	6,600	55	55	120	0.15	20	0	0	20
3	45	6,600	55	55	120	0.15	20	0	20	20

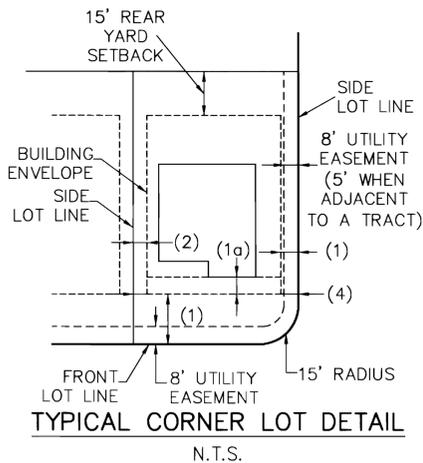
SETBACK CRITERIA

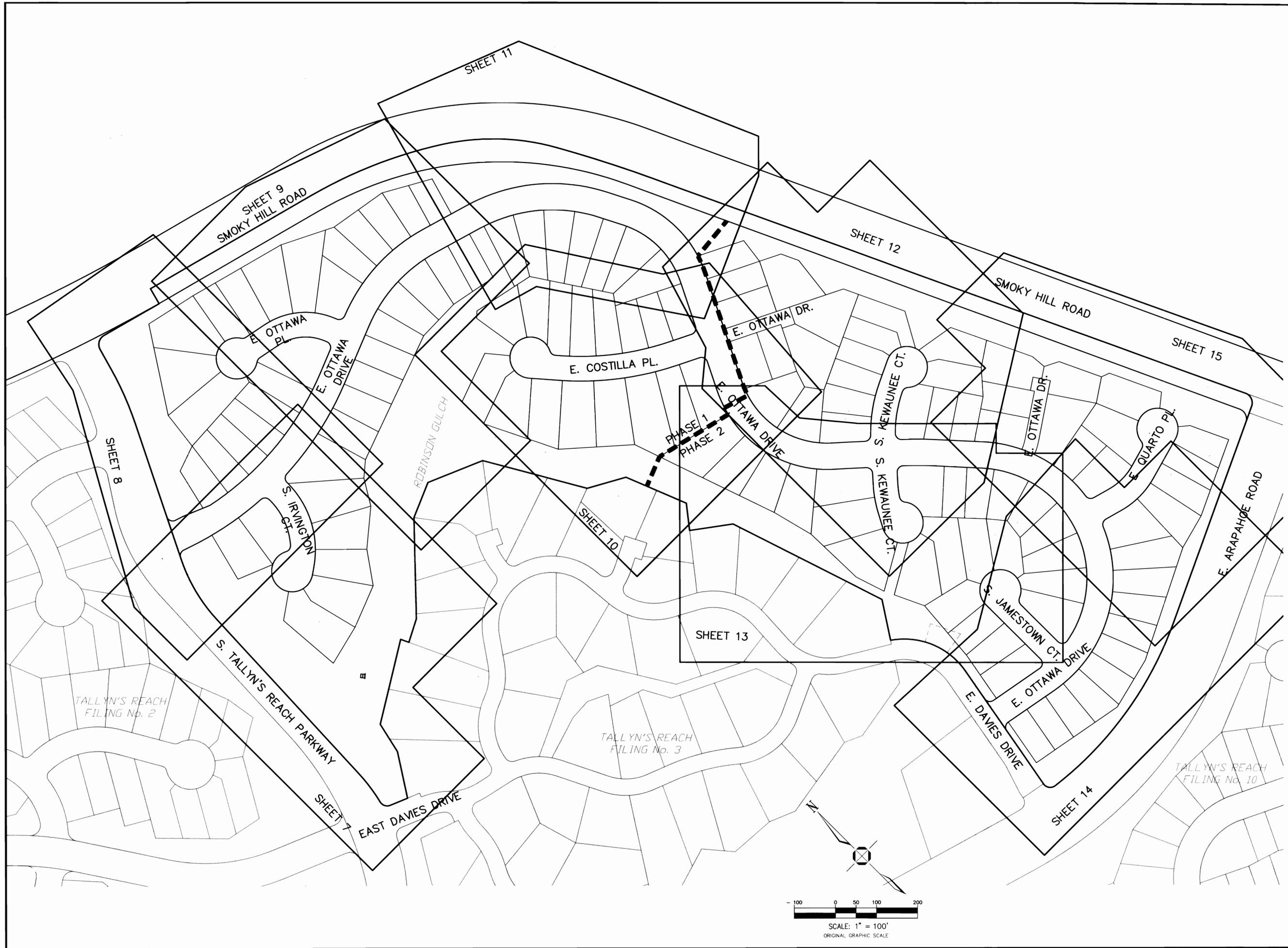
- FRONT SETBACKS (a):
12-FT FROM BUILDING LINE TO BACK-OF-WALK, EXCLUSIVE OF GARAGE;
20-FT FROM FRONT LOADED GARAGE TO BACK-OF-WALK;
10-FT FROM SIDE WALL OF SIDE LOADED GARAGE TO BACK-OF-WALK.

(a) ON ADJACENT LOTS, THE SETBACK OF EACH HOME'S FRONT BUILDING LINE SHALL VARY BY A MINIMUM OF 4-FT IN ACCORDANCE WITH SECTION 1302 (E) OF THE AURORA ZONING CODE. THIS REQUIREMENT SHALL NOT APPLY TO DWELLINGS ON LOTS FRONTING ON A STREET WHOSE RADIUS OF CURVATURE AT THE FLOWLINE IS 250-FT OR LESS, NOR TO ADJACENT LOTS SEPARATED BY A STREET OR OPEN SPACE TRACT OF MORE THAN 30-FT IN WIDTH.

- SIDE SETBACKS:
5-FT TYPICAL WITH 7' REQUIRED WHERE STREET SLOPES EXCEED 8%.
- REAR SETBACK:
15-FT
- 50' MINIMUM LOT WIDTH REQUIRED AT BUILDING SETBACK. (b)

(b) WHERE THE FRONTAGE IS MEASURED ALONG CUL-DE-SAC OR SIMILARLY CURVED STREET WITH MAXIMUM OUTSIDE RADIUS OF 60-FT, THE FRONTAGE MAY BE REDUCED TO 30-FT.





Record Documents

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SANITARY SEWER
 STORM SEWER
 WATER
 DATE _____
 DATE _____
 DATE _____

FOR AND ON BEHALF OF
CARROLL & LANGE, INC.

No.	Revisions	Date	By	Chk
2	REVISION PER COA COMMENTS	7-15-05	RBC	
1	REVISION PER COA COMMENTS	04-21-05	RBC	

SEE MASTER REVISION/TRACKING TABULATION

Designed By: JW Checked By: _____

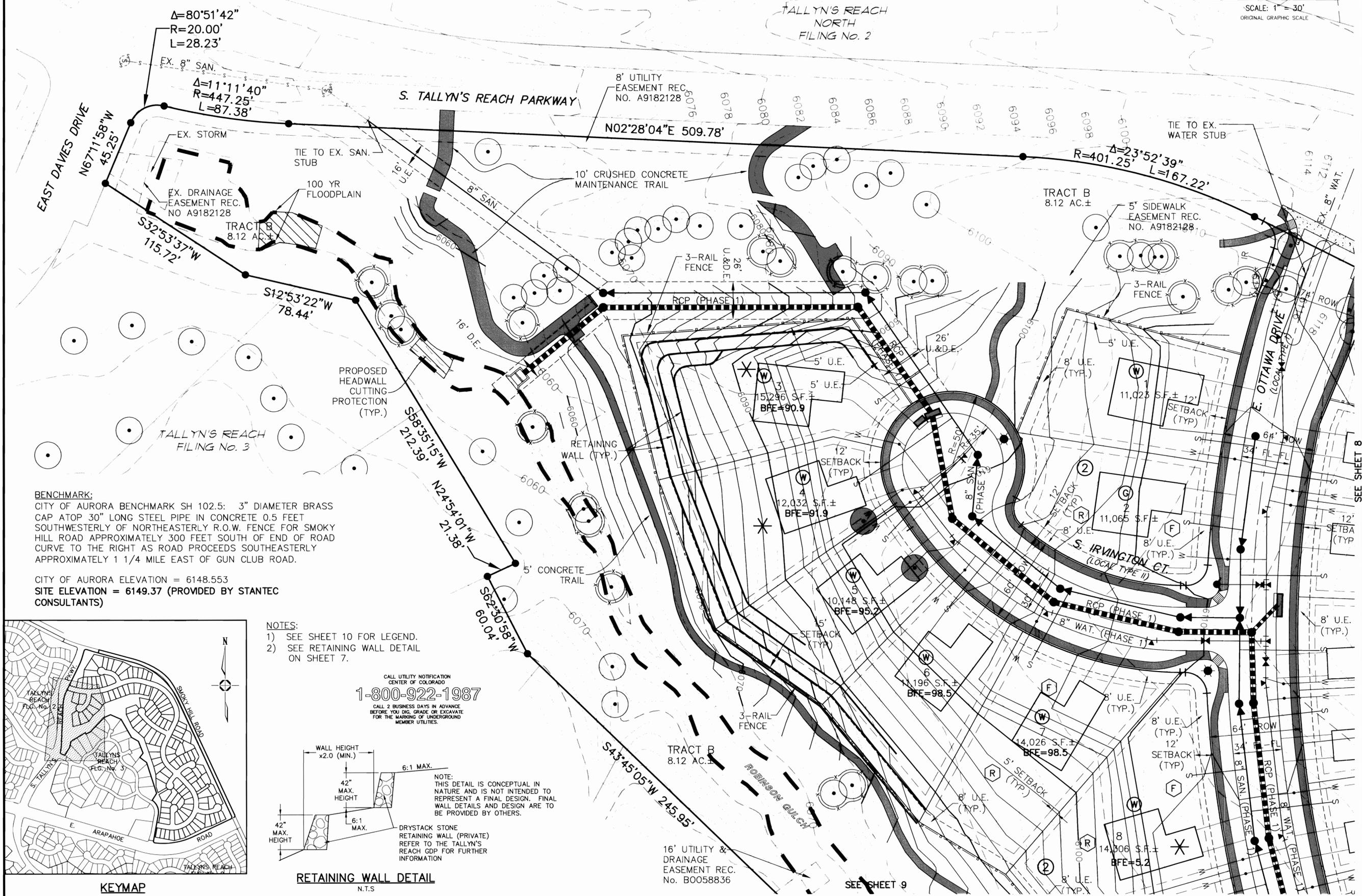
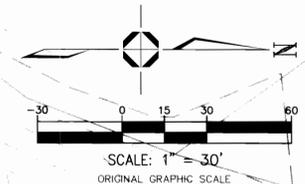
Carroll & Lange
 Professional Engineers & Land Surveyors
 165 South Union Blvd., Suite 156
 Phoenix, AZ 85004
 PHONE: (602) 980-0200
 FAX: (602) 980-0917
 WWW.CARROLL-LANGE.COM

TALLYN'S REACH FILING No. 14
SITE PLAN
SHEET INDEX

Project: _____ Title: _____

Scale: 1" = 100'

Date: DECEMBER, 2004
 Job No. 3184
 File No. 3184-SP04
 Sheet 6 of 27

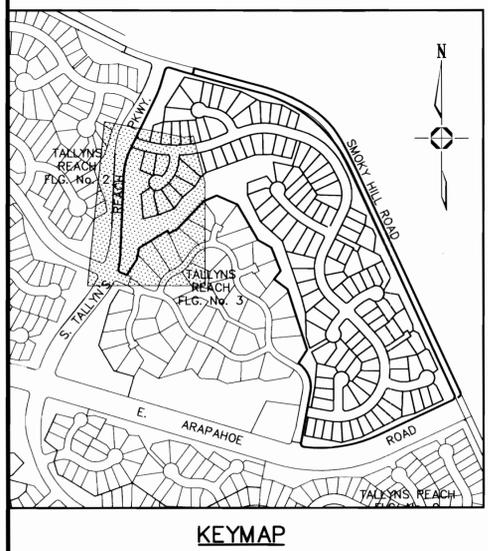
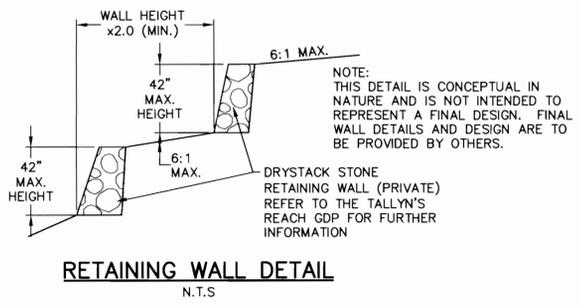


BENCHMARK:
 CITY OF AURORA BENCHMARK SH 102.5: 3" DIAMETER BRASS CAP ATOP 30" LONG STEEL PIPE IN CONCRETE 0.5 FEET SOUTHWESTERLY OF NORTHEASTERLY R.O.W. FENCE FOR SMOKY HILL ROAD APPROXIMATELY 300 FEET SOUTH OF END OF ROAD CURVE TO THE RIGHT AS ROAD PROCEEDS SOUTHEASTERLY APPROXIMATELY 1 1/4 MILE EAST OF GUN CLUB ROAD.

CITY OF AURORA ELEVATION = 6148.553
 SITE ELEVATION = 6149.37 (PROVIDED BY STANTEC CONSULTANTS)

- NOTES:**
- SEE SHEET 10 FOR LEGEND.
 - SEE RETAINING WALL DETAIL ON SHEET 7.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



Record Documents

ONLY ITEMS MARKED WITH "AP" REFLECT AS-CONSTRUCTED. UNLESS OTHERWISE NOTED, ALL OTHERS INDICATE AS-CONSTRUCTED INFORMATION BY OTHERS. AP INDICATES ITEMS INDICATED IN THE ORIGINAL RECORD DRAWING. "AP" OR "AS" INDICATES CONSTRUCTION CONDITIONS SHOULD NOT BE CHANGED.

DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE

FOR AND ON BEHALF OF
 CARROLL & LANGE, INC.

No.	Revisions	Date	By	Chk.
1	REVISION PER COA COMMENTS	04-21-05	RBC	
2	REVISION PER COA COMMENTS	7-15-05	RBC	

SEE MASTER REVISION/TRACKING TABULATION

Designed By: BW
 Checked By:

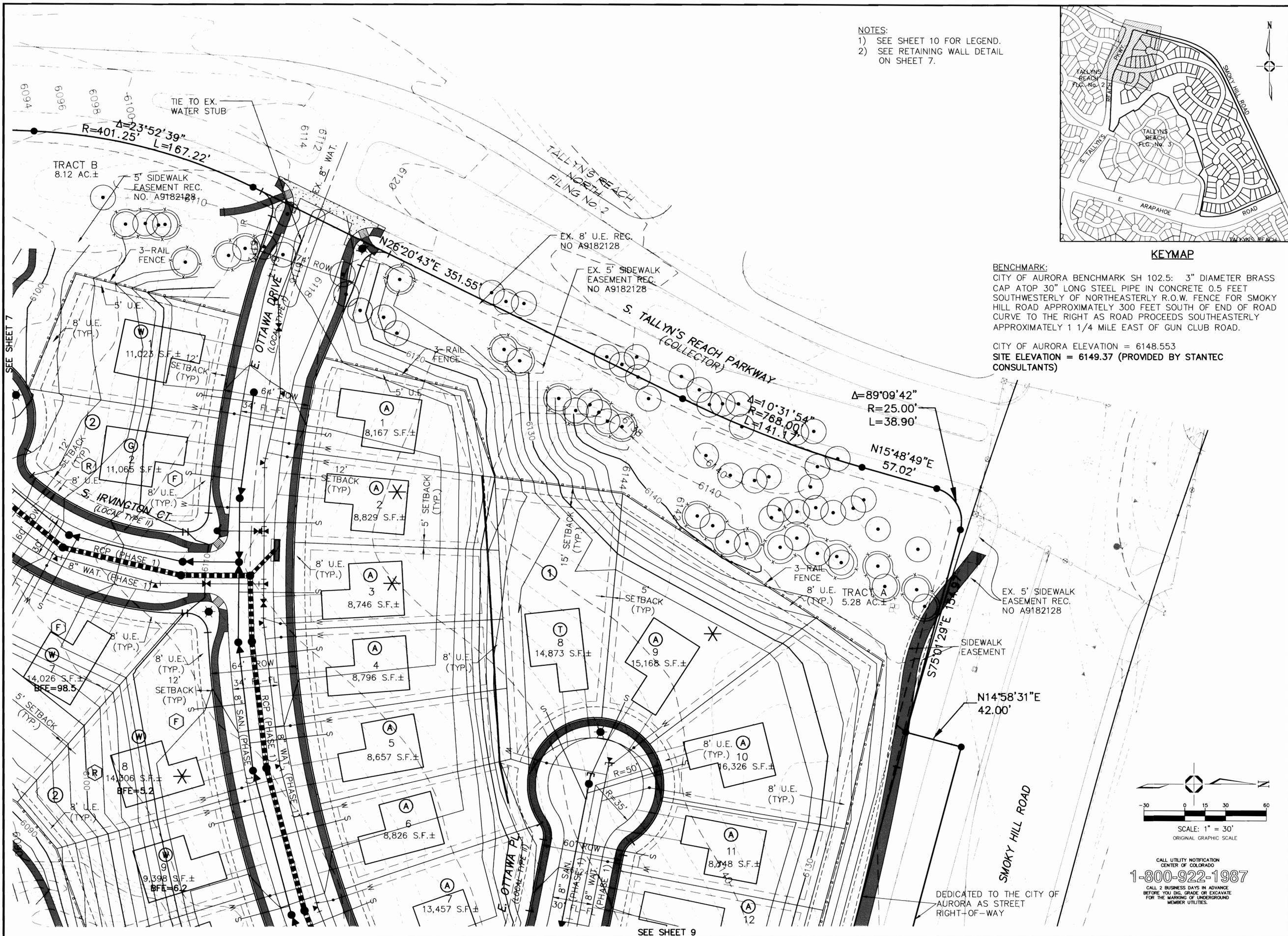
Carroll & Lange
 Professional Engineers & Land Surveyors
 165 South Union Blvd., Suite 150
 Lakewood, Colorado 80228
 PHONE: (303) 980-0200
 FAX: (303) 980-0917
 WWW.CARROLL-LANGE.COM



TALLYN'S REACH
 FILING No. 14

SITE PLAN

Project: Title:
 Scale: HORIZ. 1" = 30'
 Date: DECEMBER, 2004
 Job No. 3184
 File No. SP07-08
 Sheet 7 of 27



NOTES:
 1) SEE SHEET 10 FOR LEGEND.
 2) SEE RETAINING WALL DETAIL ON SHEET 7.



KEYMAP

BENCHMARK:
 CITY OF AURORA BENCHMARK SH 102.5: 3" DIAMETER BRASS CAP ATOP 30" LONG STEEL PIPE IN CONCRETE 0.5 FEET SOUTHWESTERLY OF NORTHEASTERLY R.O.W. FENCE FOR SMOKY HILL ROAD APPROXIMATELY 300 FEET SOUTH OF END OF ROAD CURVE TO THE RIGHT AS ROAD PROCEEDS SOUTHEASTERLY APPROXIMATELY 1 1/4 MILE EAST OF GUN CLUB ROAD.

CITY OF AURORA ELEVATION = 6148.553
 SITE ELEVATION = 6149.37 (PROVIDED BY STANTEC CONSULTANTS)

Record Documents

ONLY ITEMS MARKED WITH "AF" REFLECT AS-CONSTRUCTED AS-CONTRACTED. UNLESS OTHERWISE NOTED, "AF" INDICATES AS-CONSTRUCTED. UNLESS OTHERWISE NOTED, "AF" INDICATES AS-CONTRACTED. UNLESS OTHERWISE NOTED, "AF" INDICATES AS-CONSTRUCTED. UNLESS OTHERWISE NOTED, "AF" INDICATES AS-CONTRACTED.

DATE: _____
 DATE: _____
 DATE: _____

SANITARY SEWER
 STORM SEWER
 WATER

No.	Revisions	Date	By	Chk.
1	REVISION PER COA COMMENTS	04-21-05	RBC	
2	REVISION PER COA COMMENTS	07-15-05	RBC	

SEE MASTER REVISION/TRACKING TABULATION

Designed By: JBW Checked By: _____

Carroll & Lange
 Professional Engineers & Land Surveyors
 1655 South University Blvd., Suite 1156
 Lakewood, Colorado 80228
 PHONE: (303) 980-0200
 FAX: (303) 980-0917
 WWW.CARROLL-LANGE.COM

Tallyn's Reach FILING No. 14

SITE PLAN

Project: Title: _____

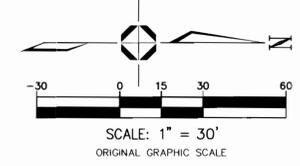
Scale: HORIZ. 1" = 30'

Date: DECEMBER, 2004

Job No. 3184

File No. SP07-08

Sheet 8 of 27

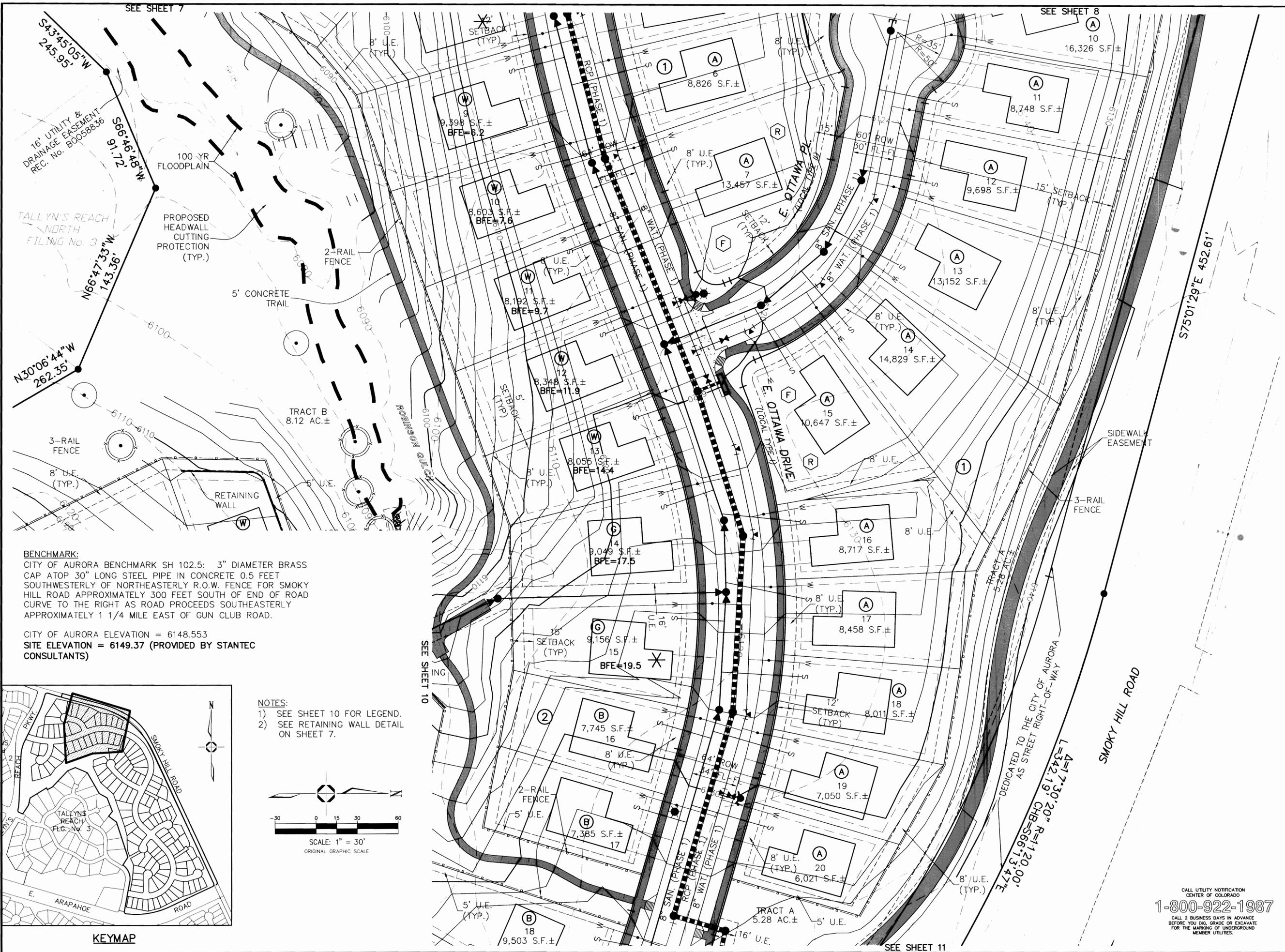


CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DEDICATED TO THE CITY OF AURORA AS STREET RIGHT-OF-WAY

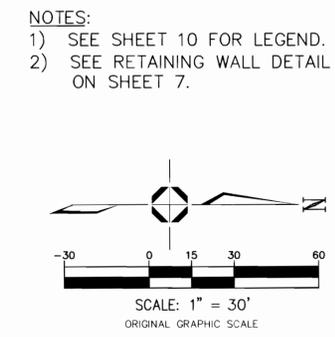
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SEE SHEET 9



BENCHMARK:
 CITY OF AURORA BENCHMARK SH 102.5: 3" DIAMETER BRASS CAP ATOP 30" LONG STEEL PIPE IN CONCRETE 0.5 FEET SOUTHWESTERLY OF NORTHEASTERLY R.O.W. FENCE FOR SMOKY HILL ROAD APPROXIMATELY 300 FEET SOUTH OF END OF ROAD CURVE TO THE RIGHT AS ROAD PROCEEDS SOUTHEASTERLY APPROXIMATELY 1 1/4 MILE EAST OF GUN CLUB ROAD.

CITY OF AURORA ELEVATION = 6148.553
 SITE ELEVATION = 6149.37 (PROVIDED BY STANTEC CONSULTANTS)



Record Documents

CHK ITEMS MARKED WITH "AS" REFLECT AS-CONSTRUCTED INFORMATION. UNLESS SPECIFICALLY MARKED WITH "AS-CONSTRUCTED INFORMATION BY OTHERS," ALL INFORMATION IS AS-CONSTRUCTED INFORMATION BY OTHERS. FOR THE RECORD, ALL INFORMATION IS AS-CONSTRUCTED INFORMATION BY OTHERS. UNLESS SPECIFICALLY MARKED WITH "AS-CONSTRUCTED INFORMATION BY OTHERS," ALL INFORMATION IS AS-CONSTRUCTED INFORMATION BY OTHERS. UNLESS SPECIFICALLY MARKED WITH "AS-CONSTRUCTED INFORMATION BY OTHERS," ALL INFORMATION IS AS-CONSTRUCTED INFORMATION BY OTHERS.

DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE

FOR AND ON BEHALF OF
 CARROLL & LANGE, INC.

REVISION NO.	REVISION PER COA COMMENTS	DATE	CHK
1	REVISION PER COA COMMENTS	04-21-05	By
2	REVISION PER COA COMMENTS	07-15-05	RBC

SEE MASTER REVISION/TRACKING TABULATION
 Designed By: JWB Checked By:

Carroll & Lange
 Professional Engineers & Land Surveyors
 165 South Union Blvd., Suite 156
 Lakewood, Colorado 80228
 PHONE: (303) 980-0200
 FAX: (303) 980-0917
 WWW.CARROLL-LANGE.COM

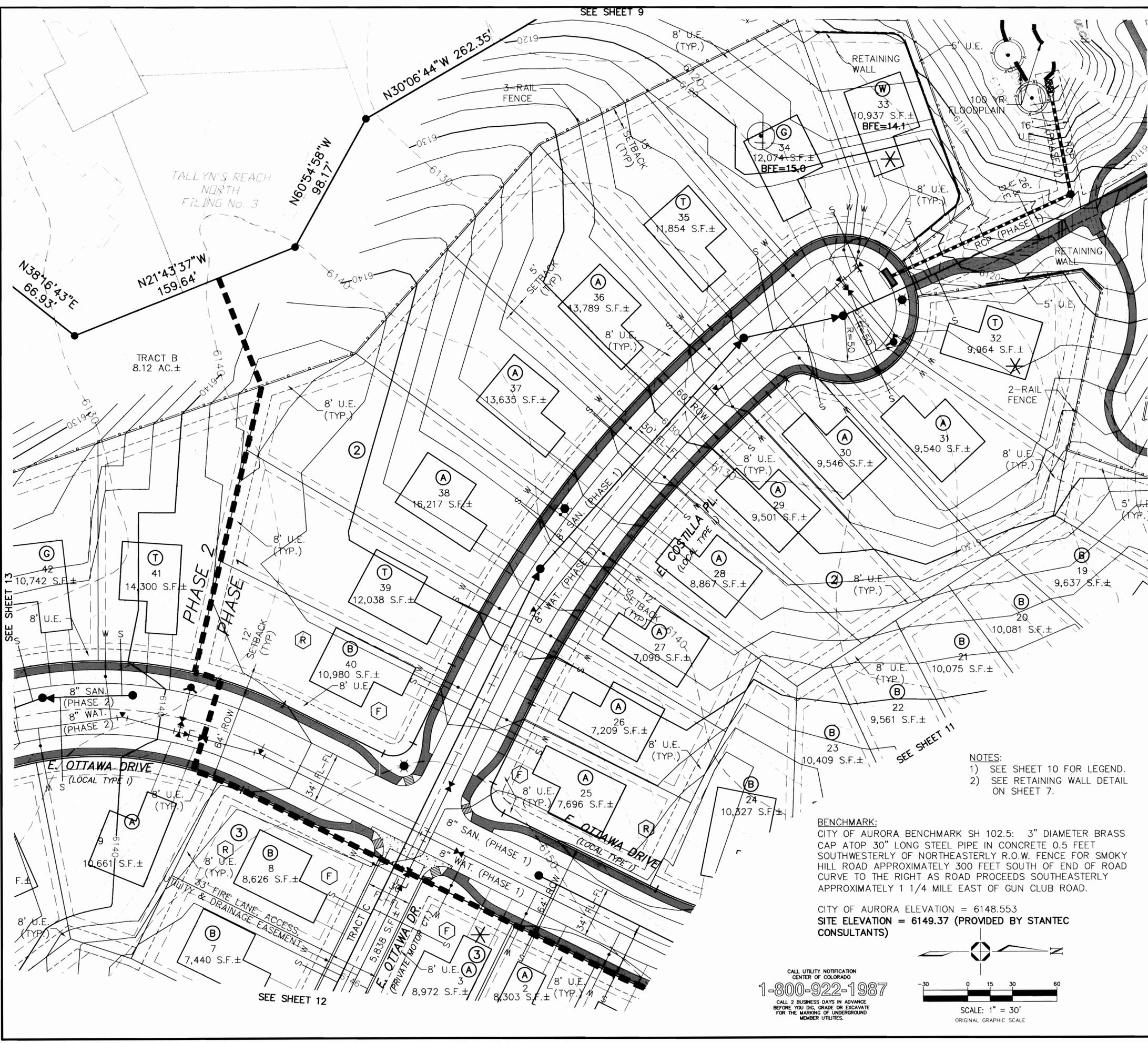
TALLYN'S REACH FILING No. 14

SITE PLAN

Project: Title:
 Scale: HORIZ. 1" = 30'
 Date: DECEMBER, 2004
 Job No. 3184
 File No. SP09-10
 Sheet 9 of 27

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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KEYMAP LEGEND

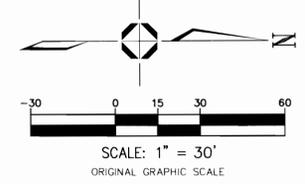
- EXISTING WATERLINE
- W EXISTING FIRE HYDRANT
- EXISTING STORM SEWER
- EXISTING STORM INLET
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED WATERLINE W/FIRE HYDRANT
- PROPOSED SANITARY SEWER
- W --- PROPOSED WATER SERVICE W/WATER METER
- S --- PROPOSED SANITARY SERVICE
- 6070--- PROPOSED CONTOUR
- 6070--- EXISTING CONTOUR
- (A) LOT TYPE "A"
- (B) LOT TYPE "B"
- (G) LOT TYPE "GARDEN"
- (W) LOT TYPE "WALK OUT"
- (T) LOT TYPE "TRANSITION"
- 20 LOT NUMBER W/ SQUARE FOOTAGE
- (3) BLOCK NUMBER
- PROPOSED 5' SIDEWALK
- CURB RAMP
- MID-BLOCK CURB RAMP
- DRAINAGE SWALE
- MINIMUM BUILDING ENVELOPE TO MAIN BODY OF HOUSE
- PROPOSED EASEMENT
- PROPOSED SPLIT-RAIL FENCE
- EXISTING SIDEWALK
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- (F) FRONT YARD
- (R) REAR YARD
- STREET LIGHTS
- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PRESERVATION AREA
- TREE TO BE RELOCATED
- * UTILITY SERVICE LOCATIONS VARY FROM TYPICAL DETAILS
- BFE BASEMENT FLOOR ELEVATION

NOTES:
 1) SEE SHEET 10 FOR LEGEND.
 2) SEE RETAINING WALL DETAIL ON SHEET 7.

BENCHMARK:
 CITY OF AURORA BENCHMARK SH 102.5: 3" DIAMETER BRASS CAP ATOP 30" LONG STEEL PIPE IN CONCRETE 0.5 FEET SOUTHWESTERLY OF NORTHEASTERLY R.O.W. FENCE FOR SMOKY HILL ROAD APPROXIMATELY 300 FEET SOUTH OF END OF ROAD CURVE TO THE RIGHT AS ROAD PROCEEDS SOUTHEASTERLY APPROXIMATELY 1 1/4 MILE EAST OF GUN CLUB ROAD.

CITY OF AURORA ELEVATION = 6148.553
 SITE ELEVATION = 6149.37 (PROVIDED BY STANTEC CONSULTANTS)

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



Record Documents

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DATE: _____
 DATE: _____
 DATE: _____

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No.	Revisions	Date	By	Chk
2	REVISION PER COA COMMENTS	7-15-05	RBC	
1	REVISION PER COA COMMENTS	04-21-05	RBC	

SEE MASTER REVISION/TRACKING TABULATION
 Designed By: JIBW Checked By:

Carroll & Lange
 Professional Engineers & Land Surveyors
 165 South Union Blvd., Suite 156
 Lakewood, Colorado 80228
 PHONE: (303) 980-0200
 FAX: (303) 980-0917
 WWW.CARROLL-LANGE.COM

TALLYN'S REACH FILING No. 14

SITE PLAN

Project: _____ Title: _____

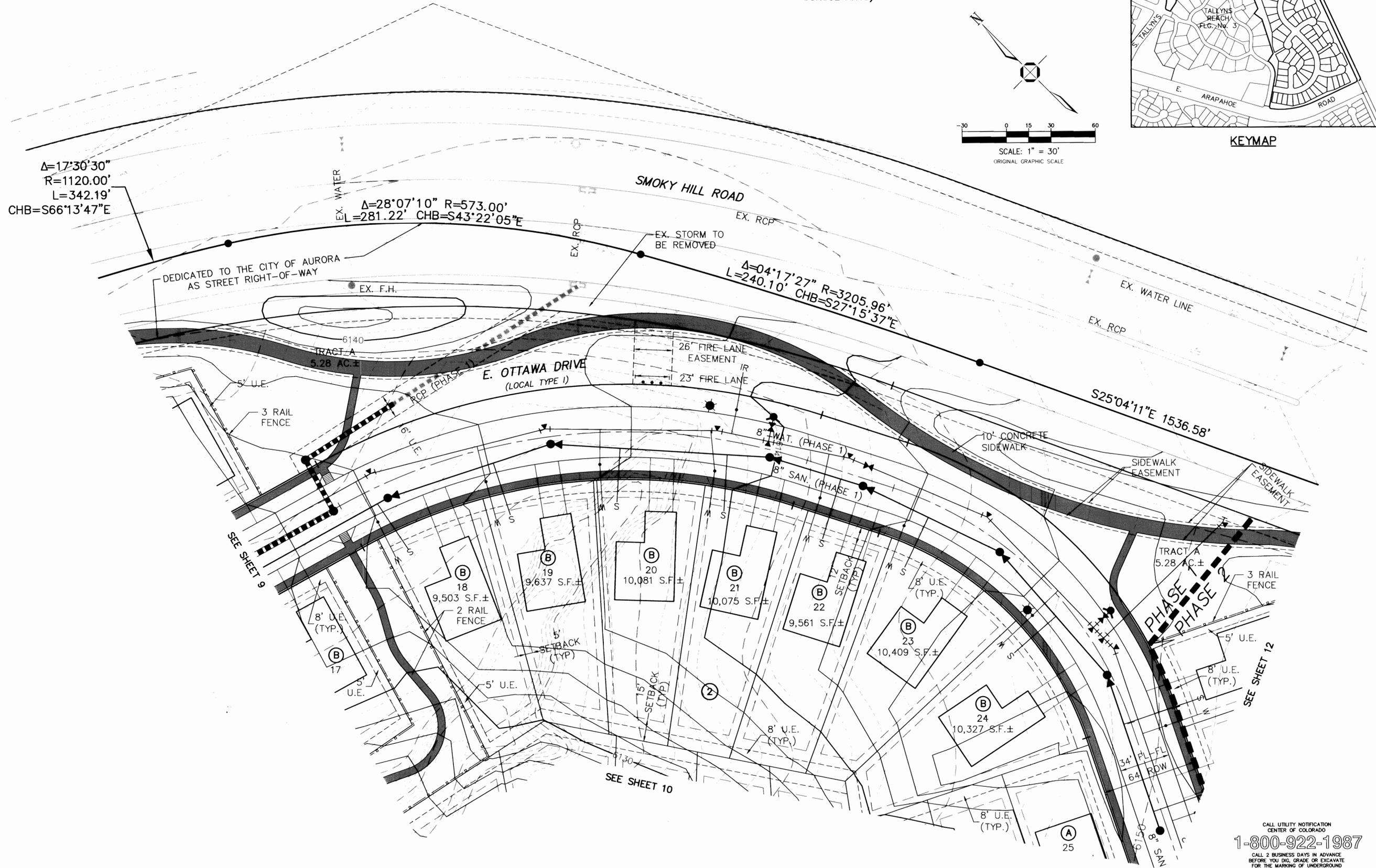
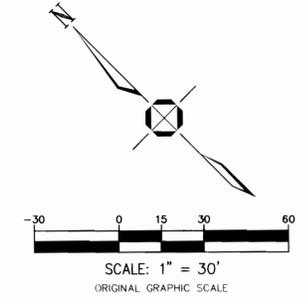
Scale: HORIZ. 1" = 30'

Date: DECEMBER, 2004
 Job No. 3184
 File No. SP09-10
 Sheet 10 of 27

NOTES:
 1) SEE SHEET 10 FOR LEGEND.
 2) SEE RETAINING WALL DETAIL ON SHEET 7.

BENCHMARK:
 CITY OF AURORA BENCHMARK SH 102.5: 3" DIAMETER BRASS CAP ATOP 30" LONG STEEL PIPE IN CONCRETE 0.5 FEET SOUTHWESTERLY OF NORTHEASTERLY R.O.W. FENCE FOR SMOKY HILL ROAD APPROXIMATELY 300 FEET SOUTH OF END OF ROAD CURVE TO THE RIGHT AS ROAD PROCEEDS SOUTHEASTERLY APPROXIMATELY 1 1/4 MILE EAST OF GUN CLUB ROAD.

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Record Documents

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DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE

SANITARY SEWER
 STORM SEWER
 WATER

FOR AND ON BEHALF OF
 CARROLL & LANGE, INC.

No.	Revisions	Date	By	Chk
2	REVISION PER COA COMMENTS	7-15-05	JRW	RCB
1	REVISION PER COA COMMENTS	04-21-05	JRW	JRW

SEE MASTER REVISION/TRACKING TABULATION

Designed By: JBW Checked By:

Carroll & Lange
 Professional Engineers & Land Surveyors
 165 South Union Blvd., Suite 1156
 Lakewood, Colorado 80228
 PHONE: (303) 960-0200
 FAX: (303) 960-0200
 WWW.CARROLL-LANGE.COM

TALLYN'S REACH FILING No. 14

SITE PLAN

Project: Title:

Scale: HORIZ. 1" = 30'

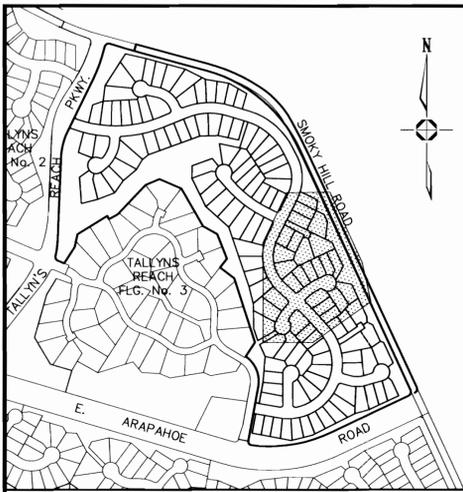
Date: DECEMBER, 2004

Job No. 3184

File No. SP11-12

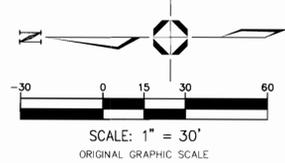
Sheet 11 of 27

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

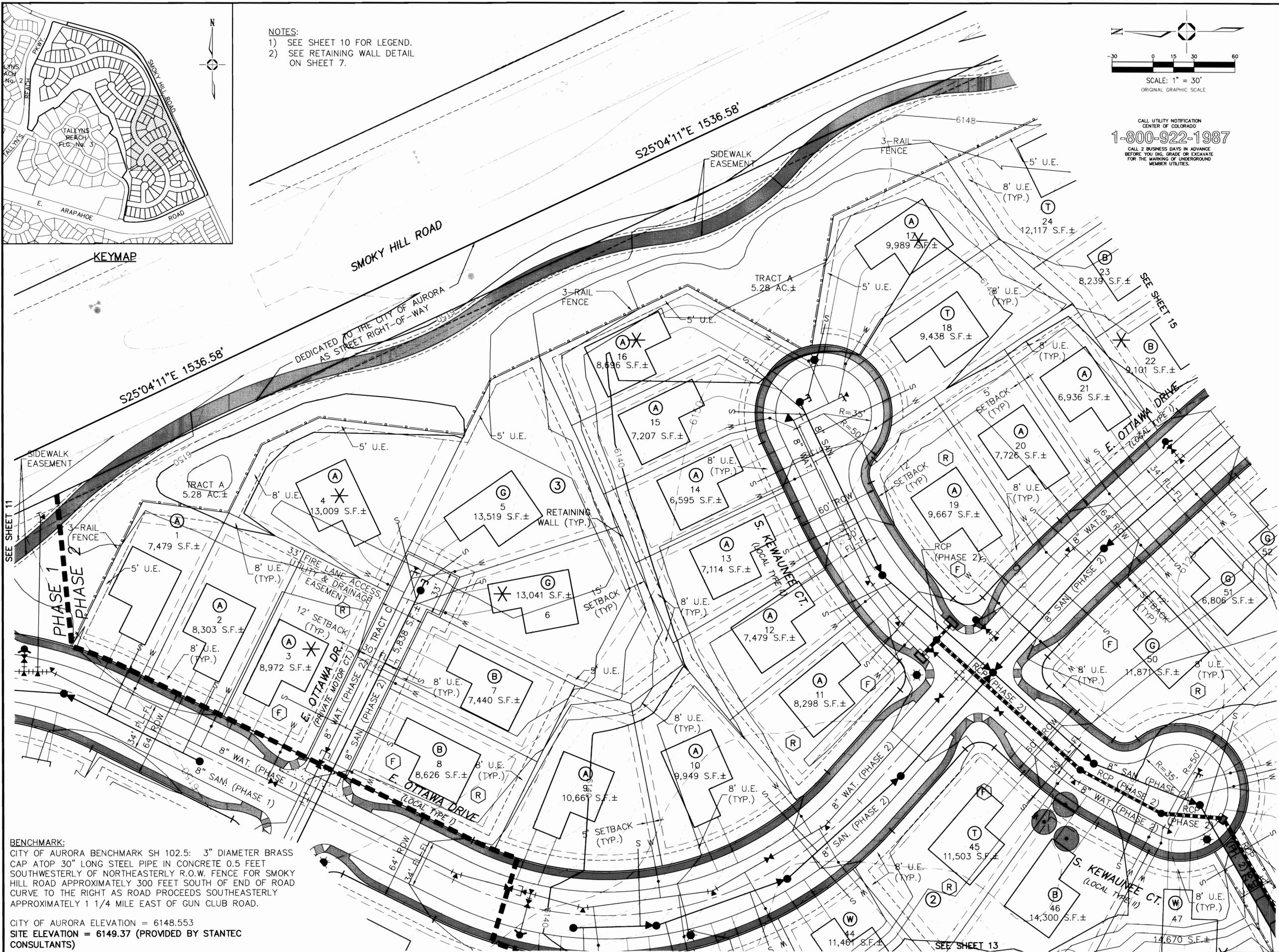


KEYMAP

- NOTES:
 1) SEE SHEET 10 FOR LEGEND.
 2) SEE RETAINING WALL DETAIL ON SHEET 7.



CALL UTILITY NOTIFICATION CENTER OF COLORADO
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CITY OF AURORA ELEVATION = 6148.553
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Record Documents
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No.	Revisions	Date	By	Chk
1	REVISION PER COA COMMENTS	04-27-05	RBC	
2	REVISION PER COA COMMENTS	7-15-05	RBC	

Carroll & Lange
 Professional Engineers & Land Surveyors
 165 South Union Blvd., Suite 156
 Lakewood, Colorado 80228
 PHONE: (303) 980-0200
 FAX: (303) 980-0917
 WWW.CARROLL-LANGE.COM

TALLYN'S REACH
 FILING No. 14
SITE PLAN

Project: Title:
 Scale: HORIZ. 1" = 30'
 Date: DECEMBER, 2004
 Job No. 3184
 File No. SP11-12
 Sheet 12 of 27

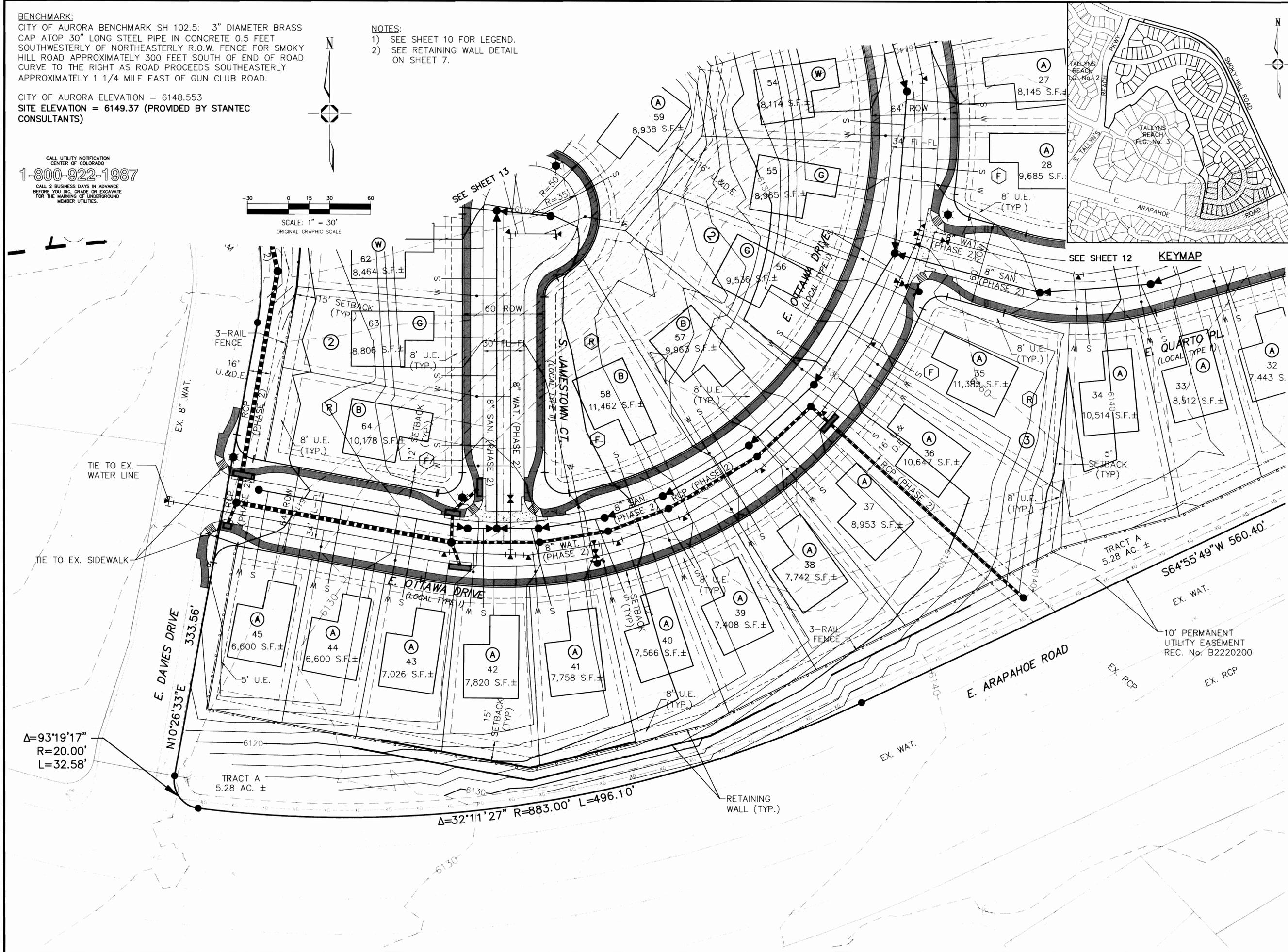
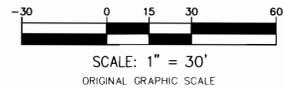
BENCHMARK:
 CITY OF AURORA BENCHMARK SH 102.5: 3" DIAMETER BRASS
 CAP ATOP 30" LONG STEEL PIPE IN CONCRETE 0.5 FEET
 SOUTHWESTERLY OF NORTHEASTERLY R.O.W. FENCE FOR SMOKY
 HILL ROAD APPROXIMATELY 300 FEET SOUTH OF END OF ROAD
 CURVE TO THE RIGHT AS ROAD PROCEEDS SOUTHEASTERLY
 APPROXIMATELY 1 1/4 MILE EAST OF GUN CLUB ROAD.

CITY OF AURORA ELEVATION = 6148.553
 SITE ELEVATION = 6149.37 (PROVIDED BY STANTEC
 CONSULTANTS)

NOTES:

- 1) SEE SHEET 10 FOR LEGEND.
- 2) SEE RETAINING WALL DETAIL ON SHEET 7.

CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
1-800-922-1987
 CALL 2 BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE OR EXCAVATE
 FOR THE MARKING OF UNDERGROUND
 MEMBER UTILITIES.



Record Documents

ONLY ITEMS MARKED WITH "AF" REFLECT AS-CONSTRUCTED INFORMATION. ITEMS MARKED WITH "AD" INDICATE AS-CONSTRUCTED INFORMATION BY OTHERS. ITEMS MARKED WITH "AS" INDICATE AS-CONSTRUCTED INFORMATION BY OTHERS. ITEMS MARKED WITH "AS" INDICATE AS-CONSTRUCTED INFORMATION BY OTHERS. ITEMS MARKED WITH "AS" INDICATE AS-CONSTRUCTED INFORMATION BY OTHERS.

DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE

SANITARY SEWER
 STORM SEWER
 WATER
 GAS

FOR AND ON BEHALF OF
 CARROLL & LANGE, INC.

Designed By: JWB Checked By:

No.	Revisions	Date	By	Chk
1	REVISION PER COA COMMENTS	04-21-05	RBC	
2	REVISION PER COA COMMENTS	7-15-05	RBC	

SEE MASTER REVISION/TRACKING TABULATION

Carroll & Lange
 Professional Engineers & Land Surveyors
 1505 South Union Street, Suite 130
 Lakewood, Colorado 80228
 PHONE: (303) 980-0200
 FAX: (303) 980-0917
 WWW.CARROLL-LANGE.COM

**TALLYN'S REACH
 FILING No. 14
 SITE PLAN**

Project: Title:

Scale: HORIZ. 1" = 30'

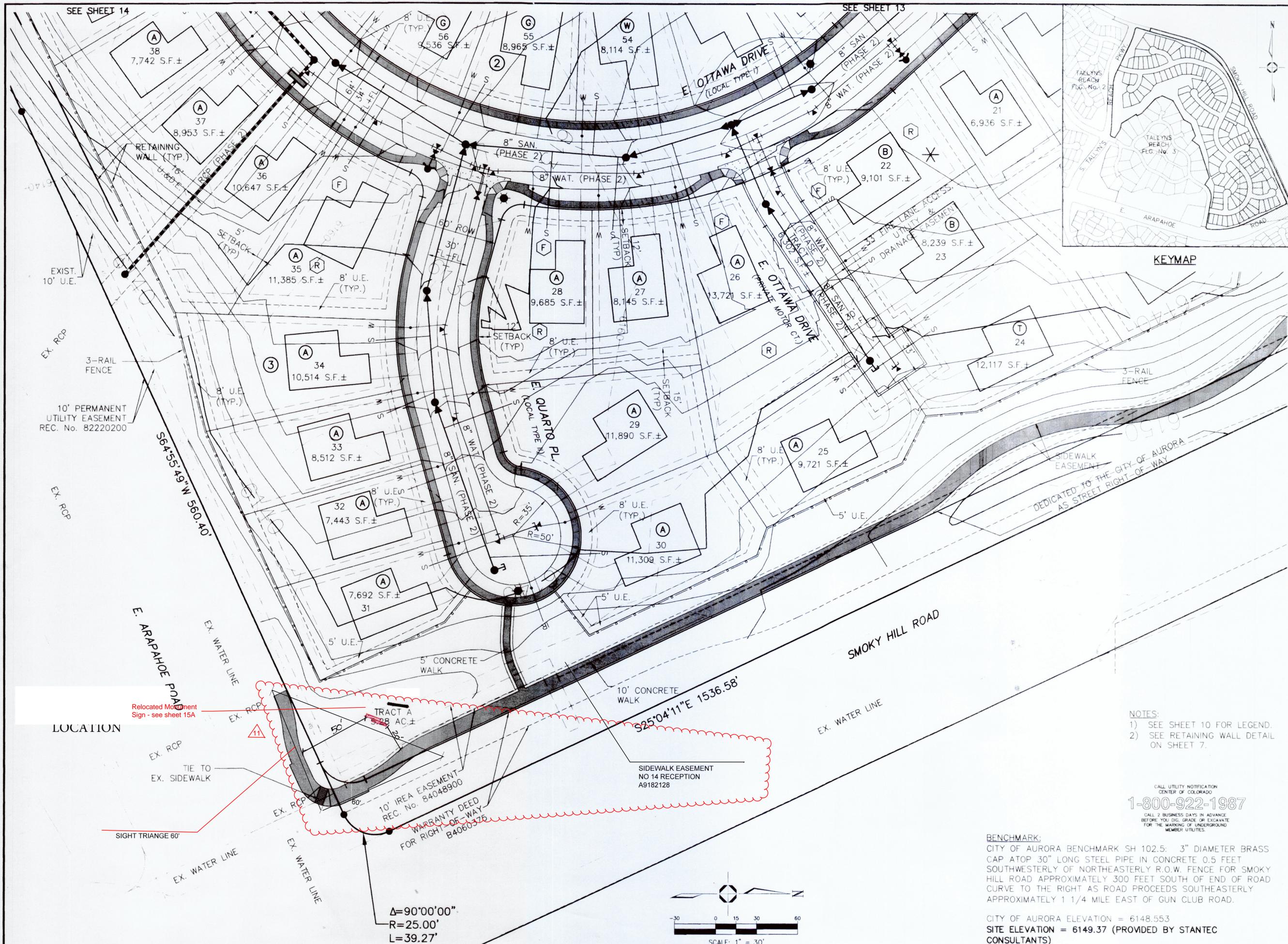
Date: DECEMBER, 2004

Job No. 3184

File No. SP13-14

Sheet 14 of 27

P:\3184\STATE PLAN\3184-SP13-14.dwg, 10/20/05 4:46:22 PM, EX:13, 1:1



Record Documents

ONLY ITEMS MARKED WITH "A" REFLECT AS-COINTEGRATED INFORMATION BY CARROLL & LANGE, INC. "A" INDICATES INFORMATION THAT IS NOT SHOWN ON THIS PLAN. ALL INFORMATION IS SHOWN ONLY FOR THE INFORMATION OF THE USER. INFORMATION NOT SHOWN ON THIS PLAN IS NOT ASSUMED TO BE ASSIGNED. CONSTRUCTION CONDITIONS SHOULD NOT BE ASSUMED.

DATE: _____ DATE: _____ DATE: _____

NO.	REVISION	DATE	BY	CHK
1	REVISION PER CDA COMMENTS	04-21-05	RBC	
2	REVISION PER CDA COMMENTS	11-15-05	RBC	

SEE MASTER REVISION/TRACKING TABULATION

Designed By: JEW Checked By: _____

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Professional Engineers & Land Surveyors
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Lakewood, Colorado 80228
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TALLYN'S REACH
FILING No. 14

SITE PLAN

Project: _____ Title: _____

Scale: HORIZ. 1" = 30'

Date: DECEMBER, 2004

Job No. 3184

File No. SP15

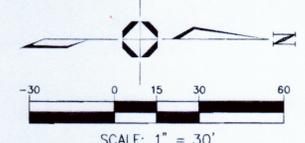
NOTES:

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BENCHMARK:
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CITY OF AURORA ELEVATION = 6148.553
SITE ELEVATION = 6149.37 (PROVIDED BY STANTEC CONSULTANTS)



$\Delta = 90^{\circ}00'00''$
 $R = 25.00'$
 $L = 39.27'$

SITE PLAN 15.dwg 10/5/2005 4:48:31 PM E3-13.11

Tallyn's Reach

39" 26"

FLOATING INDIVIDUALLY RAISED LETTERS
OFFSET 3" AND POWDER-COATED BLACK

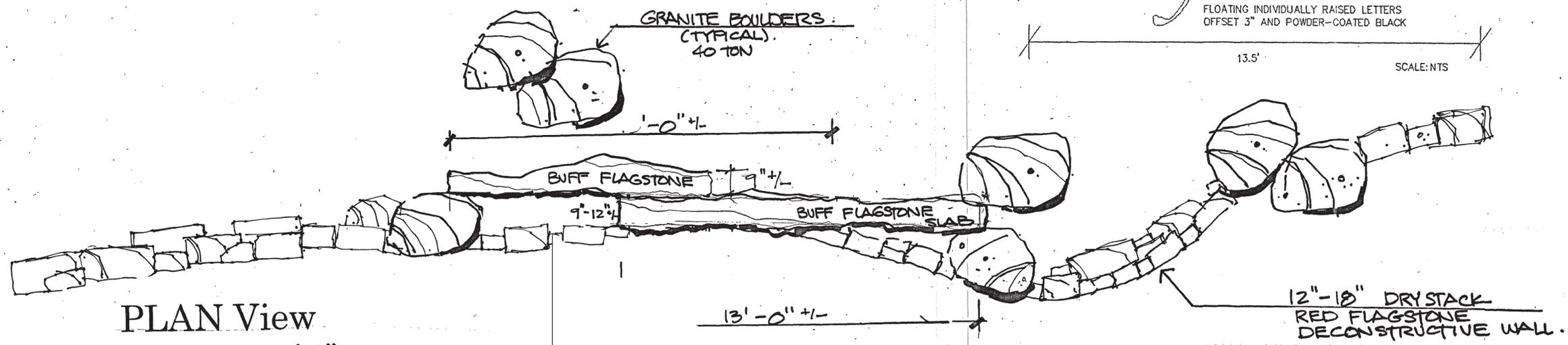
13.5'

SCALE: NTS

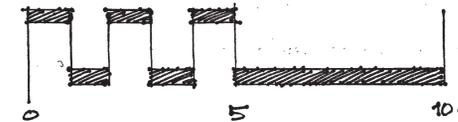
DESIGNSCAPES
COLORADO

DESIGN · CONSTRUCTION · MAINTENANCE

15440 EAST FREMONT DRIVE
CENTENNIAL, CO 80112
(303) 721-9003 · FAX (303) 755-7040



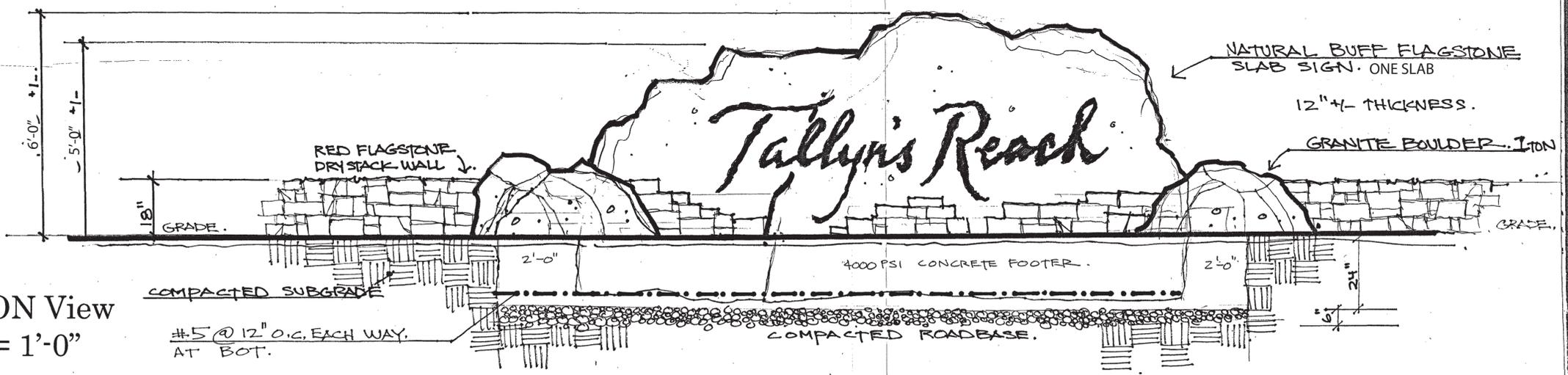
PLAN View
Scale: 1/2" = 1'-0"



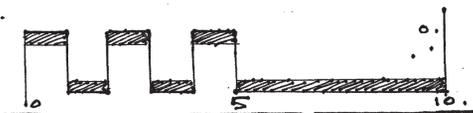
SECTION 4.10-2 SIGN MAXIMUM AREA IS 965F
PROPOSED SIGN TO HAVE AN AREA OF 785F

NOTE:
STONE MONUMENT
LAYOUT FOR ILLUSTRATION
PURPOSES ONLY. ACTUAL LAYOUT
AND SHAPE WILL BE
DEPENDANT ON THE STONE
SELECTED FROM THE QUARRY.

Monument



ELEVATION View
Scale: 1/2" = 1'-0"



FOR STRUCTURALS:
PLEASE SEE S.R.1.0
BY SUNDANCE STRUCTURAL
CONSULTANTS, LLC. DATED 8.19.2022.

TALLYN'S
TRAILHEAD
MONUMENT

E. ARAPAHOE RD & E SMOKY HILL RD
Aurora, Colorado 80015

DESIGNED BY:	DATE:
BRIAN BREED	7/2024
REVISIONS:	
FINAL	7/2024

SCALE: 1/2" = 1'-0"
LEGAL: 005-4002-
27. TALLYN'S REACH.
FIG NO. 6
JOB SHEET:
15A

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ARE PROHIBITED WITHOUT PERMISSION OF
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